

Planning and Zoning Commission Meeting Minutes
March 22, 2021

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday March 22, 2021, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present were Chairman Chris Hamel and Commissioners Lorraine Arney, Gregory Counts, Barbara Beam and Joshua Scott. Vice-Chairman Fred Dammeyer was absent. There is one vacancy.

STAFF MEMBERS present included Scott McCoy, Assistant City Attorney; Randall Crist, Interim DCD Director; Alyssa Linville, Assistant Director DCD; Andrew McGarvie, Engineering Manager; Augustin Cruz, Senior Civil Engineer; Jennifer Albers, Principal Planner; Robert Blevins, Principal Planner; Chad Brown, Associate Planner and Alex Marquez, Administrative Assistant.

Chairman Chris Hamel called the meeting to order at 4:30 p.m., and noted there was a quorum present.

CONSENT CALENDAR

MINUTES – March 8, 2021

WITHDRAWALS BY APPLICANT – None

CONTINUANCES –

SUBD-33593-2021: *This is a request by Dahl, Robins & Associates, Inc., on behalf of Saguaro Desert Land Company, LLC, for approval of the preliminary plat for the Desert Sky Unit No. 2 Subdivision. This subdivision will contain approximately 18.3 acres, and is proposed to be divided into 102 residential lots, ranging in size from 2,941 square feet to 9,983 square feet. The property is located near the southwest corner of Avenue 7½E and 36th Street, Yuma, AZ.*

APPROVALS – None

Motion by Counts, second by Arney, to APPROVE the Consent Calendar as presented. Motion carried unanimously, (5-0) with one absent and one vacancy.

Action Items –

SUBD-33034-2020: *This is a request by Dahl, Robins & Associates, Inc., on behalf of Perricone Arizona Properties, LLC, for the approval of the final plat for the Terra Bella Unit 2 subdivision. This subdivision will contain approximately 6.92 acres and is proposed to be divided into 25 lots, ranging in size from approximately 9,120 square feet to 12,328 square feet. The property is located at the southwest corner of Avenue 5 ½ E and the 36th Street alignment, Yuma, AZ 85364.*

Chad Brown, Associate Planner, summarized the staff report and recommended **APPROVAL**.

Andrew McGarvie, Engineering Manager, spoke about the the Traffic Study Report and how at the time it had been conducted took into consideration all future development in the study area. Until recently, construction had stalled so there actually was less construction than the study anticipated.

QUESTIONS FOR STAFF

Hamel expressed concern about the turning lanes going into the Subdivision.

McGarvie deferred to the applicant's Design Engineer

APPLICANT / APPLICANT'S REPRESENTATIVE

Kevin Dahl, 1560 S. 5th Avenue, Yuma AZ, 85364 said the street was striped with a turning lane, but it did not need to be. Hamel recommended removing the turning lane if the City wasn't already planning to do so.

PUBLIC COMMENT

Patrick Van Dyn Hoven, 5614 E. 38th Place Yuma AZ, 85365, was concerned about the Traffic Study and entrances into the subdivision.

Miguel Lopez, 5600 E. 38th Place Yuma AZ, 85365, was also concerned about the Traffic Study and entrances into the subdivision.

Albert Wharton, 5629 E. 38th Place Yuma, AZ 85365, was concerned about the Traffic Study and the canal being covered and turned into 36th Street. Wharton also asked for an anticipated date in which the construction of the road was expected to be done.

Dahl stated that the Traffic study was conducted in 2005 and that it was still valid, adding that the developer had met all the requirements of the Subdivision code.

Hamel commented that he would have liked to have seen an entrance coming off of 5½ E in the design of the Subdivision.

Scott noted that he also would have liked to have seen an entrance on 5½ E. Scott continued by saying that even though the Traffic Study was done in 2005 it was still valid.

Brown noted that an update to Engineering Conditions had been made, where Engineering combined two conditions into one. The new condition is what was presented on the "Yellow Sheet" given to each Commissioner at the start of the meeting.

Motion by Scott, Second by Beam, to APPROVE SUBD-33034-2020 subject to the Conditions of Approval in Attachment A, with the modification to Conditions 6 and 7, combining them to now read "The Owner/developer shall record a covenant on the remaining undeveloped property north of this proposed subdivision stating that no building permits will be issued until the east half of Avenue 5 ½ E is dedicated and built to current City of Yuma Construction Standard No. 2-020 and until all infrastructure adjoining Terra Bella Unit No. 2 Subdivision is accepted by the City of Yuma". Motion carried (4-1) with one absent and one vacancy.

INFORMATION ITEMS

Staff

Jennifer Albers, Principal Planner, presented a summary of the General Plan Elements for Land Use, Housing and Redevelopment

Commission

None

Public
None

ADJOURNMENT

Hamel adjourned the meeting at 5:13 p.m.

Minutes approved this 26 day of April, 2021


Chairman